



1-3 Dundee Street  
Carnoustie  
Angus, DD7 7PA

- Town centre trading position
- Use Class 1A
- Suitable for a variety of commercial uses
- Ample on street parking close by
- NIA: 227 Sq.m (2,443 Sq.ft)



To arrange a viewing please contact:



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## LOCATION

Carnoustie with a population of approximately 11,000 is one of the principle towns within the county of Angus. Carnoustie is located approximately 11 miles east of Dundee and 8 miles west of Arbroath.

The town is a well renowned location due to the popular Links Golf Course and is easily accessible by means of the A92.

More precisely, the subjects are located on Dundee Street, close to its junction with Ferrier Street and surrounding High Street properties. Nearby commercial properties include Boots and The Carnoustie Golf Shop.

The approximate location is shown by the OS Plan.

## DESCRIPTION

The subjects comprise a modern ground floor commercial unit, recently trading as a betting shop. The subjects are contained within a 3 storey end terrace building. The subject benefits from an extensive glazed frontage directly onto Dundee Street.

Access to the property is directly off Dundee street. The accommodation is largely open plan, comprising a shop front/retail area with rear staff, WC facilities, office and store.

## ACCOMMODATION

We have measured the site in accordance with the RICS Property Measurement (2nd Edition), which incorporates the RICS Code of Measuring Practice (6th Edition), to arrive at the following Net Internal Area:

FLOOR	SQ.M.	SQ.FT
Ground	227	2,443

## RATEABLE VALUE

The subjects have a Net and Rateable Value of £14,800 may qualify for Small Business Bonus Relief.

The unified business rate for the year 2024/2025 is 49.8p exclusive of water and sewerage rates.

## TERMS

The subjects are available To Let at rent in the region of £15,000 per annum.

It is anticipated that the lease will be structured on standard commercial terms for a period to be negotiated.

## LEGAL COSTS + VAT

For the avoidance of doubt, all figures are quoted exclusive of VAT.

## EPC

Available on request

## IMPORTANT NOTICE

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